1986 ALBERTA HOUSE COST COMPARISON STUDY

Single Detached Dwelling

Alberta
MUNICIPAL AFFAIRS

1986 ALBERTA HOUSE COST COMPARISON STUDY

Single - Detached Dwelling

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- B) Changes from 1985 Alberta House Cost Comparison Study

PREFACE

The main purpose of the 1986 Alberta House Cost Comparison Study is to provide estimates of the hard construction costs of a prototypical single-detached dwelling and a 24-unit walk-up apartment in nine urban centres in this Province.

The study also compares 1986 residential construction costs with those of previous years in the selected urban centres. Most emphasis is given to a comparison of 1986 with 1985 costs and the study includes an analysis of these differences.

Alberta Municipal Affairs has commissioned this year's study while similar studies for the previous seven years were commissioned by the Alberta Department of Housing. The 1986 study has been carried out by Jubilee Consultants and is documented in three reports:

1986 Alberta House Cost Comparison Study: Executive Summary
1986 Alberta House Cost Comparison Study: Single-Detached Dwelling
1986 Alberta House Cost Comparison Study: Walk-Up Apartment

Additional copies of any of these reports can be ordered from:

ALBERTA MUNICIPAL AFFAIRS
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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Objectives

The objectives of the 1986 Alberta House Cost Comparison Study are as follows:

1. To determine 1986 hard residential construction costs in selected urban centres in Alberta.
2. To determine reasons for differences in residential construction costs in the selected centres.
3. To carry out detailed comparisons of 1986 residential construction costs with 1985 residential construction costs in the selected centres.
4. To determine and comment on residential construction cost trends over the last eight years in the selected centres.

1.2 Scope of Work

The 1986 Alberta House Cost Comparison Study examines the construction costs of a typical single-detached dwelling and a twenty-four unit walk-up apartment building.

The study has been documented in three reports: an Executive Summary, a report on a typical single-detached dwelling and a report on a walk-up apartment. This report deals with the single-detached dwelling.

The study examines building construction costs in the following centres:

1. Edmonton
2. Calgary
3. Red Deer
4. Fort McMurray
5. Grande Prairie
6. Hinton
7. Lethbridge
8. Medicine Hat
9. Lloydminster

1.0 INTRODUCTION

1.2 Scope of Work (continued)

The cost analysis for both the single-detached dwelling and the walk-up apartment examine the building construction cost differences between each of the centres and highlights the reasons for those differences with reference to such factors as:

a) material costs,
b) labour costs, and
c) building features and inclusions.

The cost estimates of the single-detached dwelling for each centre include all structural, finishing, mechanical and electrical work as shown on the drawings and included in the specifications, and site overhead. The estimates exclude the following items:

a) cost of land and site clearance,
b) site servicing costs,
c) site development costs,
d) design fees and expenses,
e) legal fees and expenses,
f) marketing and real estate financing costs,
g) appliances: (fridge and stove), and
h) general contractor's overhead and profit.

1.0 INTRODUCTION

1.3 Drawings

The drawings used in the study for the single-detached dwelling include:

1) floor plans for the basement and main floor,
2) building elevations, and
3) building sections.

These drawings are included in the appendix.

1.4 Approach

The building construction costs are detailed in the report under the headings of labour and material/equipment costs. Labour rates used in the report are either those established by the trade union concerned, or by the market where trade union rates do not apply. In most cases, a realistic assessment of labour rates has been established by examining the circumstances of the particular sub-trade within the building industry. Material prices have been evaluated from building materials suppliers' lists. Average discounts are applied in order to establish a realistic market price for the materials to contractors.

The cost data are assembled by sub-trade and presented in 22 trade categories. The sub-trade operations are combined within each trade category in order to reflect current estimating practices within the industry.

1.0 INTRODUCTION

1.4 Approach (continued)

A computer program was developed in order to collate and present the cost data which were assembled for the nine centres. The quantities and trade descriptions were initially established for the prototypical house and apartment building. The cost data applicable to relevant quantities and trade descriptions for each centre were then processed by the computer.

The cost effects of market forces and building industry conditions are addressed in the 'Commentary' section of this report.

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 1 : Total Building Costs

ITEM	EDMONTON		CALGARY		RED DEER		FORT McMURRAY		GRANDE PRAIRIE		HINTON		LETHBRIDGE		MEDICINE HAT		LLOYD-MINSTER	
ELEMENT	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%
Labour	9,782	25.2	9,713	25.2	10,347	26.0	13,460	28.2	12,156	27.0	12,719	29.0	11,063	27.1	10,740	26.2	11,624	26.7
Material *	29,014	74.8	28,903	74.8	29,482	74.0	34,313	71.8	32,791	73.0	31,157	71.0	29,703	72.9	30,207	73.8	31,921	73.3
Total 1986	38,797	100.0	38,616	100.0	39,829	100.0	47,773	100.0	44,948	100.0	43,876	100.0	40,766	100.0	40,947	100.0	43,546	100.0
Cost per m2	$387.97		$386.16		$398.29		$477.73		$449.48		$438.76		$407.66		$409.47		$435.46	
Cost per SF	$36.04		$35.88		$37.00		$44.38		$41.76		$40.76		$37.87		$38.04		$40.46	
Total 1985	$37,269		$37,341		$38,377		$45,564		$42,785		$41,660		$39,485		$39,521		$42,749	
Changes From 1985	4.1%		3.4%		3.8%		4.8%		5.1%		5.3%		3.2%		3.6%		1.9%	

NOTES: * Material cost includes 38 x 140mm (2x6) exterior wall

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD. 2 : Comparative Cost Ratios *

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
EDMONTON	1.00	1.00	1.03	1.23	1.16	1.13	1.05	1.06	1.12
CALGARY	1.00	1.00	1.03	1.24	1.16	1.14	1.06	1.06	1.13
RED DEER	0.97	0.97	1.00	1.20	1.13	1.10	1.02	1.03	1.09
FORT McMURRAY	0.81	0.81	0.83	1.00	0.94	0.92	0.85	0.86	0.91
GRANDE PRAIRIE	0.86	0.86	0.89	1.06	1.00	0.98	0.91	0.91	0.97
HINTON	0.88	0.88	0.91	1.09	1.02	1.00	0.93	0.93	0.99
LETHBRIDGE	0.95	0.95	0.98	1.17	1.10	1.08	1.00	1.00	1.07
MEDICINE HAT	0.95	0.94	0.97	1.17	1.10	1.07	1.00	1.00	1.06
LLOYD-MINSTER	0.89	0.89	0.91	1.10	1.03	1.01	0.94	0.94	1.00

* Entries refer to the ratio of the price for a city in the top row of the table divided by a price for the city listed in the column.For example, Red Deer costs are 1.03 times Edmonton costs.

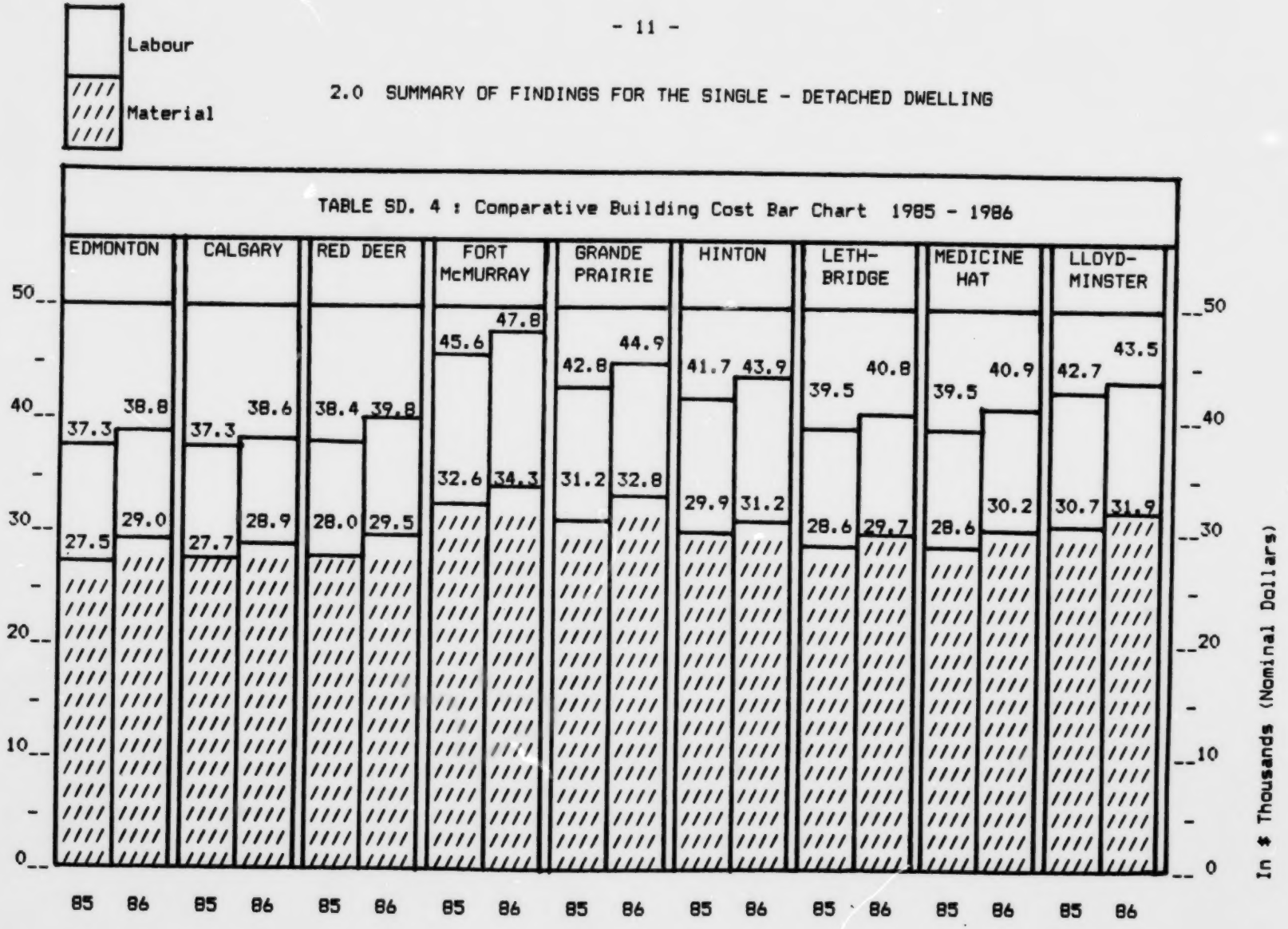
2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD. 3 : Comparative Cost Table 1985 - 1986

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Labour Cost									
1986	$9,782	$9,713	$10,347	$13,460	$12,156	$12,719	$11,063	$10,740	$11,624
1985	$9,798	$9,594	$10,385	$12,991	$11,563	$11,764	$10,876	$10,886	$12,008
Difference	($16)	$119	($38)	$469	$593	$955	$187	($146)	($384)
% Difference	-0.2%	1.2%	-0.4%	3.6%	5.1%	8.1%	1.7%	-1.3%	-3.2%
Mat'l. Cost*									
1986	$29,014	$28,903	$29,482	$34,313	$32,791	$31,157	$29,703	$30,207	$31,921
1985	$27,471	$27,747	$27,991	$32,573	$31,222	$29,896	$28,610	$28,635	$30,741
Difference	$1,543	$1,156	$1,491	$1,740	$1,569	$1,261	$1,093	$1,572	$1,180
% Difference	5.6%	4.2%	5.3%	5.3%	5.0%	4.2%	3.8%	5.5%	3.8%
Total Cost									
1986	$38,797	$38,616	$39,829	$47,773	$44,948	$43,876	$40,766	$40,947	$43,546
1985	$37,269	$37,341	$38,377	$45,564	$42,785	$41,660	$39,485	$39,521	$42,749
Difference	$1,528	$1,275	$1,452	$2,209	$2,163	$2,216	$1,281	$1,426	$797
% Difference	4.1%	3.4%	3.8%	4.8%	5.1%	5.3%	3.2%	3.6%	1.9%

NOTE : * Material cost includes 38 x 140mm exterior wall

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING



2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD. 5 : Comparative Total Building Costs 1979 - 1986 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1979	$32,057	$29,545	$28,810	$31,431	$37,364	$34,348	-	$30,651	$32,249	-
1980	$38,991	$36,239	$34,964	$37,206	$45,747	$42,143	-	$38,055	$38,586	-
1981	$42,304	$39,925	$39,578	$40,159	$48,339	$44,655	-	$41,910	$41,561	-
1982	$41,029	$37,732	$36,894	$40,432	$46,257	$40,814	$42,453	$41,546	$42,102	-
1983	$38,565	$35,723	$34,953	$36,941	$43,021	$40,449	$39,676	$38,427	$39,326	-
1984	$39,757	$35,764	$35,529	$36,540	$45,129	$42,601	$41,421	$38,733	$39,743	$42,351
1985	$40,528	$37,269	$37,341	$38,377	$45,564	$42,785	$41,660	$39,485	$39,521	$42,749
1986	$42,122	$38,797	$38,616	$39,829	$47,773	$44,948	$43,876	$40,766	$40,947	$43,546

NOTES : * Expressed in nominal dollars
** Hinton was not included in the 1979, 1980 and 1981 studies
*** Lloydminster was not included in the 1979 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

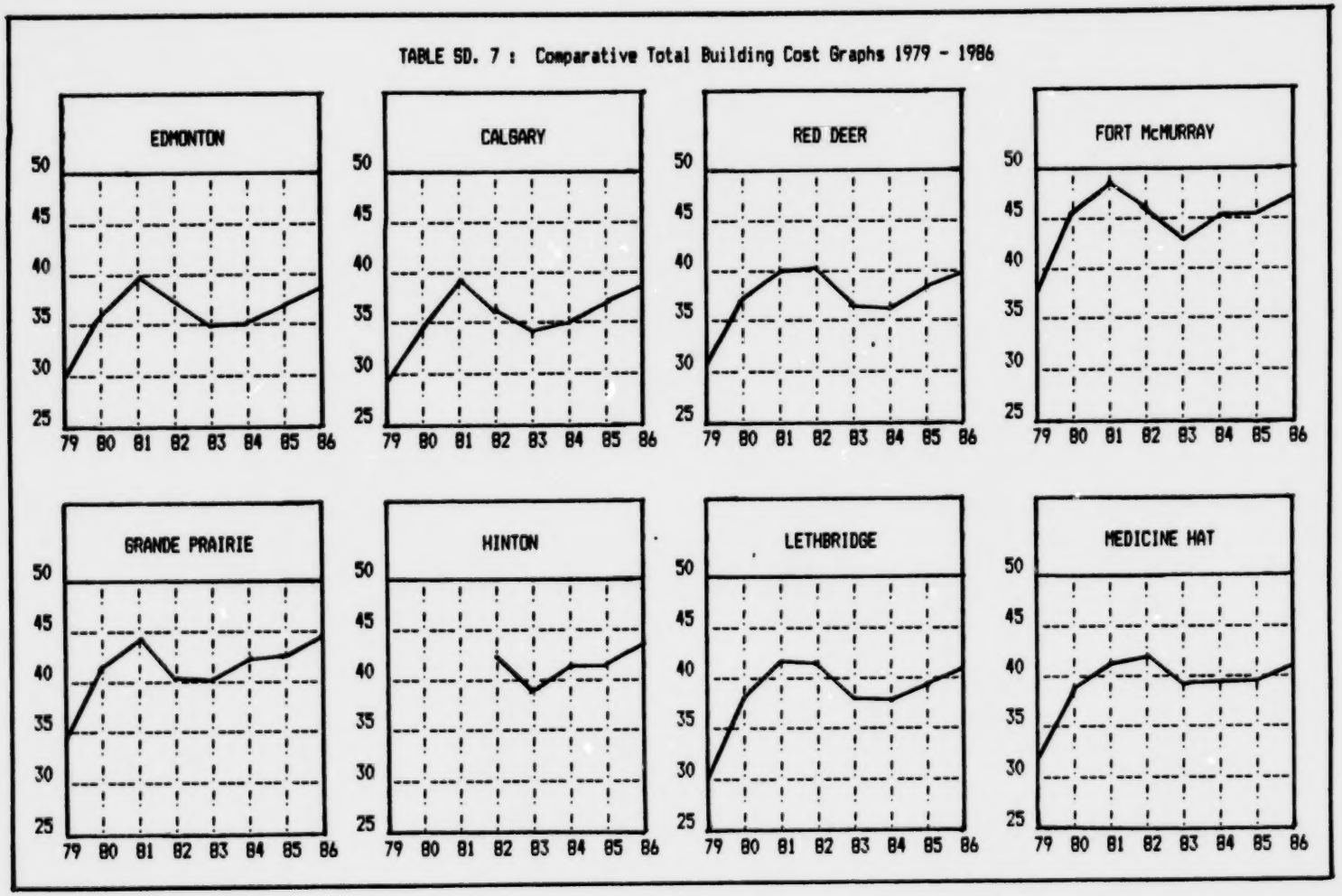
Table SD. 6 : Comparative Cost per Square Foot of Gross Floor Area 1979 - 1986 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1979	$29.78	$27.45	$26.76	$29.20	$34.71	$31.91	-	$28.47	$29.96	-
1980	$36.22	$33.66	$32.48	$34.56	$42.50	$39.15	-	$35.35	$35.85	-
1981	$39.30	$37.09	$36.77	$37.30	$44.91	$41.48	-	$38.93	$38.61	-
1982	$38.10	$35.05	$34.27	$37.56	$42.97	$37.82	$39.44	$38.60	$39.11	-
1983	$35.83	$33.19	$32.47	$34.32	$39.97	$37.58	$36.86	$35.70	$36.53	-
1984	$36.95	$33.24	$33.02	$33.96	$41.94	$39.59	$38.50	$36.00	$36.94	$39.36
1985	$37.65	$34.62	$34.69	$35.65	$42.33	$39.75	$38.70	$36.68	$36.72	$39.71
1986	$39.13	$36.04	$35.88	$37.00	$44.38	$41.76	$40.76	$37.87	$38.04	$40.46

NOTES : * Expressed in nominal dollars
** Hinton was not included in the 1979, 1980 and 1981 studies
*** Lloydminster was not included in the 1979 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

TABLE SD. 7 : Comparative Total Building Cost Graphs 1979 - 1986



2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

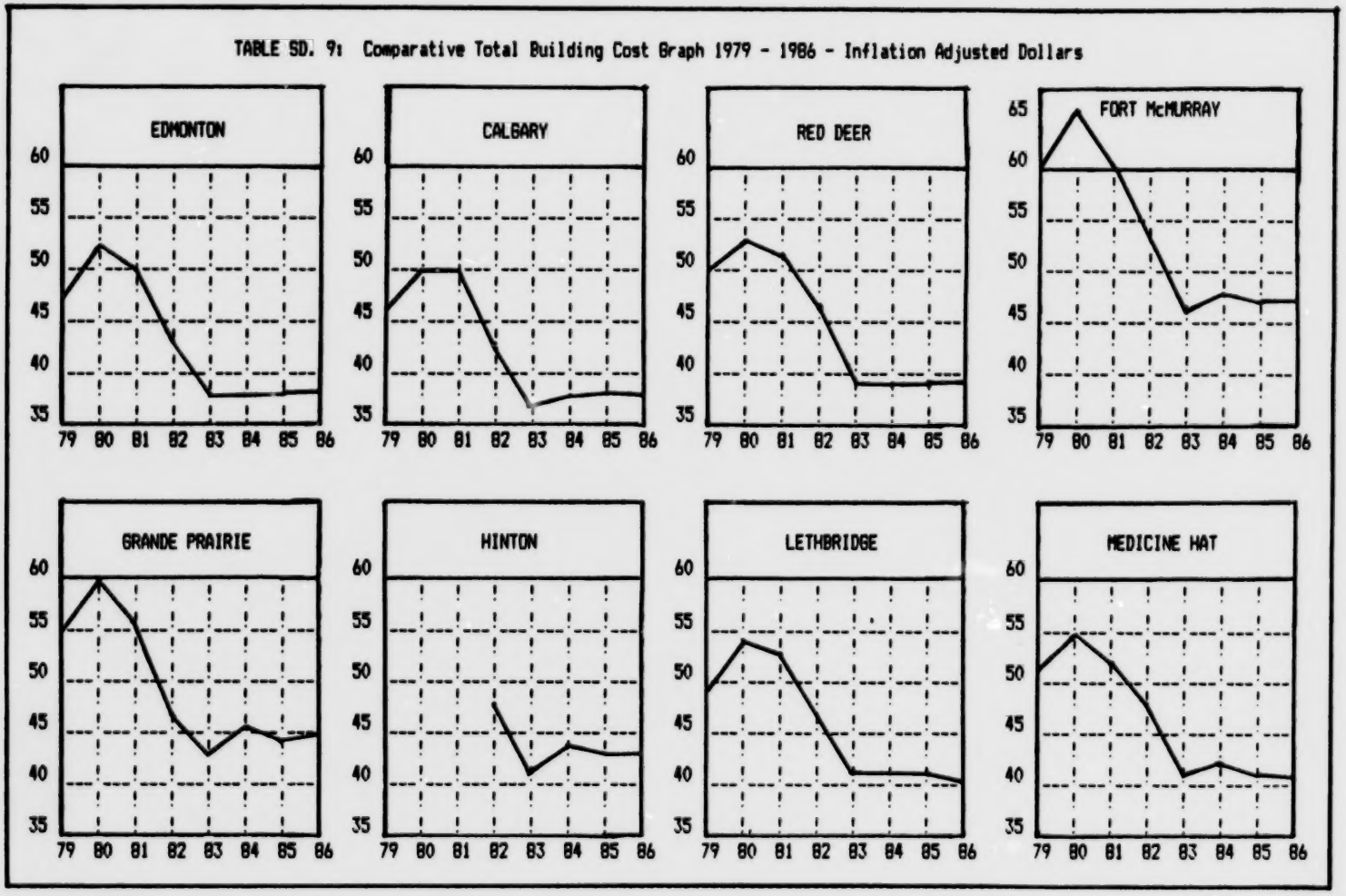
Table SD .8 : Comparative Total Building Costs 1979 - 1986, Inflation Adjusted Dollars *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1979	$51,490	$47,456	$46,275	$50,485	$60,014	$55,170	-			
1980	$56,204	$52,237	$50,400	$53,631	$65,943	$60,748	-	$49,232	$51,799	-
1981	$53,838	$50,810	$50,368	$51,108	$61,518	$56,830	-	$54,855	$55,621	-
1982	$47,282	$43,483	$42,517	$46,594	$53,307	$47,034	$48,923	$53,336	$52,892	-
1983	$41,176	$38,142	$37,320	$39,442	$45,934	$43,188	$42,363	$47,878	$48,519	-
1984	$42,449	$38,186	$37,935	$39,014	$48,185	$45,486	$44,226	$41,029	$41,989	-
1985	$42,090	$38,706	$38,781	$39,857	$47,321	$44,435	$43,266	$41,356	$42,434	$45,219
1986	$42,122	$38,797	$38,616	$39,829	$47,773	$44,948	$43,876	$41,007	$41,045	$44,397
								$40,766	$40,947	$43,546

NOTES : * 1. Expressed in 1986 Inflation adjusted dollars
2. Inflation adjustments have been based on the Consumer Price Index for Edmonton as published by Statistics Canada
** Hinton was not included in the 1979, 1980 and 1981 studies
*** Lloydminster was not included in 1979 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

TABLE SD. 9: Comparative Total Building Cost Graph 1979 - 1986 - Inflation Adjusted Dollars



2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD.10 : Trade Division Cost Summaries

LOCATION	EDMONTON	CALGARY	RED DEER	FORT MCMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
1. Excavation	788	1,052	811	1,164	954	891	1,073	866	1,094
2. Concrete	5,036	4,975	5,150	6,770	6,532	6,529	4,675	5,487	5,547
3. Damproofing	331	318	406	555	528	431	436	393	403
4. Siding	2,373	2,037	2,604	2,977	2,751	2,531	2,581	2,285	2,773
5. Roofing	992	971	1,013	1,077	1,077	1,008	1,065	1,090	985
6. Carpentry - Rough	8,171	8,149	8,063	9,729	8,884	8,494	8,547	7,900	8,174
7. Carpentry - Finish	722	724	726	842	821	743	752	747	781
8. Windows and Glazing	1,714	1,723	1,757	1,828	1,822	1,772	1,770	1,770	1,793
9. Sealants	52	52	52	57	57	55	52	52	56
10. Doors	1,019	980	1,025	1,150	1,146	1,140	1,060	1,028	1,128
11. Hardware	178	178	178	192	192	184	181	181	187
SUB - TOTAL	$21,376	$21,159	$21,785	$26,341	$24,764	$23,778	$22,192	$21,799	$22,921

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD.10 : Trade Division Cost Summaries (cont'd)

LOCATION	EDMONTON	CALGARY	RED DEER	FORT MCMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
12. Ceramic Tiling	182	177	187	220	215	206	210	215	262
13. Wallboard	3,738	3,693	3,743	4,901	4,239	4,370	3,903	3,954	4,837
14. Flooring	1,346	1,343	1,388	1,556	1,513	1,468	1,391	1,391	1,435
15. Painting	1,310	1,268	1,429	1,637	1,538	1,601	1,585	1,584	1,600
16. Fitting	2,289	2,288	2,349	2,696	2,544	2,382	2,522	2,524	2,592
17. Specialties	171	171	171	200	200	179	174	174	182
18. Appliances	102	102	102	123	122	109	107	106	117
19. Plumbing	2,300	2,390	2,275	2,700	2,738	2,483	2,200	2,300	2,250
20. Heating	1,450	1,425	1,600	2,150	2,025	2,025	1,416	1,700	2,150
21. Electrical	1,533	1,600	1,800	2,250	2,050	2,275	2,065	2,200	2,200
22. Site Over-head	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
TOTAL	$38,797	$38,616	$39,829	$47,773	$44,948	$43,876	$40,766	$40,947	$43,546

3.0 COMMENTARY

3.0 COMMENTARY

3.1 General

Alberta's economy is experiencing a very slow growth due to the difficulties being experienced in the agricultural and oil and gas sectors. Unemployment is up somewhat but average interest rates are down compared to last year. The impact of these economic forces vary from centre to centre. There were significant drops in new housing starts in some centres and no increase in housing starts in others. The overall impact for the Province is a moderate decline in new housing starts and a small increase in the cost of residential construction by an average of 4.2% in 1986.

Costs for the prototypical single-detached house have increased by an average of 3.9% province-wide. The greatest increase was 5.1% in Grande Prairie and the lowest increase was 1.9% in Lloydminster.

The graphic presentation of construction costs of the single-detached dwelling in Table SD.7 indicates that construction costs in most of the centres are close to those in 1981 in nominal dollars. (From an average 1981 cost of $42,304 to an average 1986 cost of $42,122 or 0.4% less). However, expressed in terms of inflation adjusted 1986 dollars, costs have fallen dramatically from $53,838 to $42,122, a 21.8% drop.

Labour costs for single-detached dwelling increased slightly in some centres, while Edmonton, Red Deer, Medicine Hat and Lloydminster had slight decreases.

3.0 COMMENTARY

3.1 General (continued)

Material prices for single-detached dwelling have increased in all centres, notably lumber and insulation which have increased significantly over the last year. Most materials have increased in price due to the federal sales tax increase from 6% to 8%. Concrete prices vary considerably from centre to centre, due to demand, location and availability of aggregates and cement. In 1986, prices for 20 MPA concrete is varied from $70.00 per m3 in Lethbridge to $125.50 per m3 in Fort McMurray. In some centres concrete prices have gone down, probably due to increased competition brought on by a decrease in demand.

Costs for other materials such as window, roof trusses, doors, fittings etc. have also increased substantially, probably due to the strong demand caused by buoyant housing markets in other parts of the country and the increase in federal tax.

No significant changes were observed as a result of building practice changes, non-availability of materials or changes in standard materials used by the majority of builders. Changes made in the 1986 study as a result of updating plans are included in the appendix.

3.0 COMMENTARY

3.2 Highlights by Centre

Edmonton: The 1986 cost of the typical house in Edmonton is 0.2% lower than its Calgary counterpart and 4.1% higher than the 1985 Edmonton cost. Expressed in nominal dollars, the total cost is lower by 2.8% than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 23.6% less than the 1981 cost. The overall decrease in labour was 0.2% and the increase in material prices was 5.6% compared with 1985.

Calgary: The 1986 cost of the typical house in Calgary is 0.2% higher than its Edmonton counterpart and 3.4% higher than the 1985 Calgary cost. Expressed in nominal dollars, the total cost is lower by 2.4% than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 23.3% less than the 1981 cost. The overall increase in labour and material prices was 1.2% and 4.2% respectively compared with 1985.

Red Deer: The 1986 cost of the typical house in Red Deer is 3% higher than the Calgary and Edmonton costs and 3.6% higher than the 1985 Red Deer cost. Expressed in nominal dollars, the total cost is 0.8% lower than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 22.1% less than the 1981 cost. The overall decrease in labour cost was 0.4% and the increase in material prices was 5.3% compared with 1985.

Most basic materials, such as lumber, insulation, drywall, doors, etc., are available in Red Deer at prices close to those in Edmonton.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Fort McMurray: The 1986 cost of the typical house in Fort McMurray is 23% higher than that in Edmonton, and 4.8% higher than the 1985 Fort McMurray cost. Expressed in nominal dollars, the total cost is 1.2% less than the 1981 cost. Expressed in inflation adjusted 1986 dollars,the total cost is 22.3% less than the 1981 cost. The overall increase in labour and material prices was 3.6% and 5.3% respectively compared with 1985. Groundwork trade prices, such as excavation and basement wall construction, are higher than the Edmonton rates because of the more northerly location of Fort McMurray and the prolonged winter period. Concrete prices in Fort McMurray are 51% higher than in Edmonton. Winter construction incurs cost penalties for concrete heating and temporary heating associated with construction.

Grande Prairie: The 1986 cost of the typical house in Grande Prairie is 16% higher than in Edmonton, and 5.1% higher than the 1985 Grande Prairie cost. Expressed in nominal dollars, the total cost is 0.7% higher than 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 20.9% less than the 1981 cost. The overall increase in labour and material prices was 5.1% amd 5.0% respectively compared with 1985.

While larger discounts on materials, such as lumber and rebar, are available if purchased in Edmonton, these discounts are, generally, offset by higher transportation costs to Grande Prairie. Concrete prices in Grande Prairie are 45% higher than those in Edmonton.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Hinton:

The 1986 cost of the typical house in Hinton is 12% higher than in Edmonton, and 5.3% higher than the 1985 Hinton cost. Expressed in nominal dollars, the total cost is 3.4% higher than the 1982* cost. Expressed in inflation adjusted 1986 dollars, the total cost is 10.3% less than the 1982* cost. The overall increase in labour and material prices was 8.1% and 4.2% respectively compared with 1985.

Of the nine centres examined, Hinton is the smallest. Apart from the premiums on materials, skilled labour is not as readily available as elsewhere. Therefore, it is necessary to pay certain skilled trades, such as mechanical and electrical, subsistence in the form of accommodation and travel allowances.

Lethbridge:

The 1986 cost of the typical house in Lethbridge is 5% higher than in Edmonton, and 3.2% higher than the 1985 Lethbridge cost. Expressed in nominal dollars, the total cost is 2.7% lower than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 23.6% less than the 1981 cost. The overall increase in labour and material prices was 1.7% and 3.8% respectively compared with 1985.

* 1982 has been selected as the base year as Hinton was not part of earlier studies.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Medicine Hat: The 1986 cost of the typical house in Medicine Hat is 6% higher than in Edmonton and 3.6% higher than the 1985 Medicine Hat cost. Expressed in nominal dollars, the total cost is 1.5% less than the 1981 cost. Expressed in inflation adjusted 1986 dollars, the total cost is 22.6% less than the 1981 cost. The overall decrease in labour cost was 1.3%, and the increase in material prices was 5.5%.

Lloydminster: The 1986 cost of the typical house in Lloydminster is 12% higher than in Edmonton and 1.9% higher than the 1985 Lloydminster cost. Expressed in nominal dollars, the total cost is 2.4% higher than the 1984 * cost. Expressed in inflation adjusted 1986 dollars, the total cost is 3.7% less than the 1984 cost. The overall decrease in labour cost was 3.2% and the increase in material price was 3.8% compared with 1985.

* 1984 has been selected as the base year as Lloydminster was not part of earlier studies.

4.0 DETAILED COST ESTIMATES BY TRADE DIVISION FOR EACH CENTRE

DETAILED COST ESTIMATES FOR EDMONTON

SINGLE DETACHED DWELLING

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.42	121	0.80	230	1.22	351
1.20 Backfill to basement walls, footings and bases	96	m3	0.83	80	1.25	120	2.08	200
1.30 150 mm gravel or sand bed under slab on grade	16	m3	2.90	46	6.00	96	8.90	142
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.77	74	0.21	20	0.98	94
SUBTOTAL/EXCAVATION	7.88 / M2 GFA			321		467		788
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	83.00	2,158	83.00	2,158
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.60	170	0.60	170

SINGLE DETACHED DWELLING EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.03	903	9.13	374	31.16	1,278
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.00	261	6.23	542	9.23	803
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	20.00	40	195.00	390	215.00	430
2.60 Parging to concrete walls	19	m2	7.80	148	2.59	49	10.39	197
SUBTOTAL/CONCRETE	50.36	/M2 GFA		1,352		3,684		5,036
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.25	41	0.25	41	0.50	82
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	2.50	103	3.57	146	6.07	249
SUBTOTAL/DAMPROOFING	3.31	/M2 GFA		144		187		331
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.00	468	12.86	1,505	16.86	1,973

SINGLE DETACHED DWELLING EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.68	92	7.96	199	11.64	291
4.30 Prefinished aluminum fascia	41	m	0.73	30	1.93	79	2.66	109
SUBTOTAL/SIDING	23.73	/M2 GFA		590		1,783		2,373
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.10	294	3.66	512	5.76	806
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.21	42	4.08	143	5.29	185
SUBTOTAL/ROOFING	9.92	/M2 GFA		336		655		992
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	390.50	3,124	390.50	3,124

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	501.00	1,002	501.00	1,002
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	5.74	2,187	5.74	2,187
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	16.15	1,615	0.00	0	16.15	1,615
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.81	33	1.16	48
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.00	18	18.00	54	24.00	72
6.70 Building paper - No. 15 asphalt felt	113	m2	0.81	92	0.28	32	1.09	123
SUBTOTAL/CARPENTRY - ROUGH	81.71	/M2 GFA		1,739		6,432		8,171
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	60.00	60	139.00	139	199.00	199

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.15	13	2.35	9	5.50	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.00	252	0.99	249	1.99	501
SUBTOTAL/CARPENTRY - FINISH	7.22	/M2 GFA		325		398		722
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	483.00	479	483.00	479
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	14.00	56	81.00	324	95.00	380
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	159.00	477	159.00	477
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	143.00	286	143.00	286

SINGLE DETACHED DWELLING

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	92.00	92	92.00	92
SUBTOTAL/WINDOWS AND GLAZING	17.14	/M2 GFA		56		1,658		1,714
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	0.98	10	0.54	5	1.52	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	20.00	40	165.00	330	185.00	370

SINGLE DETACHED DWELLING

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.00	60	38.99	234	48.99	294
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.00	40	63.00	315	71.00	355
SUBTOTAL/DOORS	10.19	/M2 GFA		140		879		1,019
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.00	28	22.43	45	36.43	73
11.30 Latch sets	5	set	7.00	35	10.19	51	17.19	86
11.40 Bathroom privacy latch sets	1	set	7.00	7	12.23	12	19.23	19
SUBTOTAL/HARDWARE	1.78	/M2 GFA		70		108		178
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	20.00	100	16.47	82	36.47	182
SUBTOTAL/CERAMIC TILING	1.82	/M2 GFA		100		82		182

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:	WALLBOARD								
13.10	Gypsum wallboard (13mm standard) on walls, ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.72	769	3.87	1,730
13.20	Gypsum wallboard (13mm standard) to full height of basement wall, boarded only	95	m2	1.08	103	1.72	163	2.80	266
13.40	Finish to ceilings - textured	84	m2	0.97	81	1.00	84	1.97	165
13.50	Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.76	86	4.50	509	5.26	594
13.60	Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	0.99	99	4.46	446	5.45	545
13.70	Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.27	83	0.51	157
13.80	Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.53	50	2.42	230	2.95	280
SUBTOTAL/WALLBOARD		37.38	/M2 GFA		1,454		2,284		3,738

SINGLE DETACHED DWELLING

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.00	60	10.71	129	15.71	189
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	12.85	938	15.85	1,157
SUBTOTAL/FLOORING	13.46	/M2 GFA		279		1,067		1,346
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	3.75	45	1.10	13	4.85	58
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	1.68	739	0.61	268	2.29	1,008
15.30 Two coats urethane varnish on doors and frames	6	No	19.00	114	5.50	33	24.50	147
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.75	79	0.18	19	0.93	98
SUBTOTAL/PAINTING	13.10	/M2 GFA		977		334		1,310

SINGLE DETACHED DWELLING

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.20	35	4.87	54	8.07	89
16.20 Vanity and cabinets	10	m	29.00	290	191.00	1,910	220.00	2,200
SUBTOTAL/FITTINGS	22.89	/M2 GFA		325		1,964		2,289
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	4.50	18	8.00	32	12.50	50
17.20 Medicine cabinet	1	No	9.00	9	34.00	34	43.00	43
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	22.00	22	27.00	27
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.71	/M2 GFA		52		119		171
18:APPLIANCES								
18.10 Range hood	1	No	14.00	14	88.00	88	102.00	102
SUBTOTAL/APPLIANCES	1.02	/M2 GFA		14		88		102

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	700.00	700	1,600.00	1,600	2,300.00	2,300
SUBTOTAL/PLUMBING	23.00	/M2 GFA		700		1,600		2,300
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	375.00	375	1,075.00	1,075	1,450.00	1,450
SUBTOTAL/HEATING	14.50	/M2 GFA		375		1,075		1,450

SINGLE DETACHED DWELLING — EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	400.00	400	833.00	833	1,233.00	1,233
SUBTOTAL/ELECTRICAL	15.33	/M2 GFA		400		1,133		1,533
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ EDMONTON	$387.97	/M2 GFA		$9,782		$29,014		$38,797

DETAILED COST ESTIMATES FOR CALGARY

1986 ALBERTA HOUSE COST COMPARISON STUDY

GROSS FLOOR AREA
100 M2

NOVEMBER 1986

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.44	127	1.30	374	1.74	501
1.20 Backfill to basement walls, footings and bases	96	m3	0.80	77	1.50	144	2.30	221
1.30 150 mm gravel or sand bed under slab on grade	16	m3	2.90	46	12.00	192	14.90	238
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.75	72	0.21	20	0.96	92
SUBTOTAL/EXCAVATION	10.52 / M2 GFA			322		731		1,052
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	80.33	2,089	80.33	2,089
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.60	170	0.60	170

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	20.87	856	10.29	422	31.16	1,278
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.09	269	6.03	525	9.12	793
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	20.00	40	199.00	398	219.00	438
2.60 Parging to concrete walls	19	m2	8.03	153	2.84	54	10.87	207
SUBTOTAL/CONCRETE	49.75	/M2 GFA		1,317		3,657		4,975
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.24	39	0.24	39	0.48	79
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	2.45	100	3.38	139	5.83	239
SUBTOTAL/DAMPROOFING	3.18	/M2 GFA		140		178		318
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.00	468	9.99	1,169	13.99	1,637

SINGLE DETACHED DWELLING CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.68	92	7.96	199	11.64	291
4.30 Prefinished aluminum fascia	41	m	0.73	30	1.93	79	2.66	109
SUBTOTAL/SIDING	20.37	/M2 GFA		590		1,447		2,037
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.10	294	3.51	491	5.61	785
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.21	42	4.08	143	5.29	185
SUBTOTAL/ROOFING	9.71	/M2 GFA		336		634		971
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	390.50	3,124	390.50	3,124

SINGLE DETACHED DWELLING CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	501.00	1,002	501.00	1,002
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	5.74	2,187	5.74	2,187
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	15.93	1,593	0.00	0	15.93	1,593
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.81	33	1.16	48
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.00	18	18.00	54	24.00	72
6.70 Building paper - No. 15 asphalt felt	113	m2	0.81	92	0.28	32	1.09	123
SUBTOTAL/CARPENTRY - ROUGH	81.49	/M2 GFA		1,717		6,432		8,149
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	65.00	65	136.00	136	201.00	201

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.15	13	2.35	9	5.50	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.00	252	0.99	249	1.99	501
SUBTOTAL/CARPENTRY - FINISH	7.24	/M2 GFA		330		395		724
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	488.00	488	488.00	488
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	14.00	56	81.00	324	95.00	380
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	159.00	477	159.00	477
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	143.00	286	143.00	286

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	92.00	92	92.00	92
SUBTOTAL/WINDOWS AND GLAZING	17.23	/M2 GFA		56		1,667		1,723
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	0.98	10	0.54	5	1.52	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	20.00	40	158.00	316	178.00	356

SINGLE DETACHED DWELLING CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.00	60	36.88	221	46.88	281
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	7.50	38	61.00	305	68.50	343
SUBTOTAL/DOORS	9.80	/M2 GFA		138		842		980
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.00	28	22.43	45	36.43	73
11.30 Latch sets	5	set	7.00	35	10.19	51	17.19	86
11.40 Bathroom privacy latch sets	1	set	7.00	7	12.23	12	19.23	19
SUBTOTAL/HARDWARE	1.78	/M2 GFA		70		108		178
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	19.00	95	16.47	82	35.47	177
SUBTOTAL/CERAMIC TILING	1.77	/M2 GFA		95		82		177

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:	WALLBOARD								
13.10	Gypsum wallboard (13mm standard) on walls, ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.72	769	3.87	1,730
13.20	Gypsum wallboard (13mm standard) to full height of basement wall, boarded only	95	m2	1.08	103	1.72	163	2.80	266
13.40	Finish to ceilings - textured	84	m2	0.95	80	0.99	83	1.94	163
13.50	Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.74	84	4.50	509	5.24	592
13.60	Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	0.91	91	4.19	419	5.10	510
13.70	Vapour barrier, .102 mm polyethylene	308	m2	0.22	68	0.28	86	0.50	154
13.80	Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.51	48	2.42	230	2.93	278
SUBTOTAL/WALLBOARD		36.93	/M2 GFA		1,434		2,259		3,693

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	4.75	57	10.71	129	15.46	186
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	12.85	938	15.85	1,157
SUBTOTAL/FLOORING	13.43	/M2 GFA		276		1,067		1,343
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	3.50	42	1.00	12	4.50	54
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	1.66	730	0.58	255	2.24	986
15.30 Two coats urethane varnish on doors and frames	6	No	18.00	108	5.00	30	23.00	138
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.70	74	0.16	17	0.86	90
SUBTOTAL/PAINTING	12.68	/M2 GFA		954		314		1,268

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.15	35	4.87	54	8.02	88
16.20 Vanity and cabinets	10	m	29.00	290	191.00	1,910	220.00	2,200
SUBTOTAL/FITTINGS	22.88	/M2 GFA		325		1,964		2,288
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	4.50	18	8.00	32	12.50	50
17.20 Medicine cabinet	1	No	9.00	9	34.00	34	43.00	43
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	22.00	22	27.00	27
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.71	/M2 GFA		52		119		171
18:APPLIANCES								
18.10 Range hood	1	No	14.00	14	88.00	88	102.00	102
SUBTOTAL/APPLIANCES	1.02	/M2 GFA		14		88		102

SINGLE DETACHED DWELLING CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	690.00	690	1,700.00	1,700	2,390.00	2,390
SUBTOTAL/PLUMBING	23.90	/M2 GFA		690		1,700		2,390
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	375.00	375	1,050.00	1,050	1,425.00	1,425
SUBTOTAL/HEATING	14.25	/M2 GFA		375		1,050		1,425

SINGLE DETACHED DWELLING — CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	450.00	450	850.00	850	1,300.00	1,300
SUBTOTAL/ELECTRICAL	16.00	/M2 GFA		450		1,150		1,600
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ CALGARY	$386.16	/M2 GFA		$9,713		$28,903		$38,616

DETAILED COST ESTIMATES FOR RED DEER

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.40	115	0.78	225	1.18	340
1.20 Backfill to basement walls, footings and bases	96	m3	0.82	79	1.20	115	2.02	194
1.30 150 mm gravel or sand bed under slab on grade	16	m3	2.85	46	8.50	136	11.35	182
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.79	76	0.21	20	1.00	96
SUBTOTAL/EXCAVATION	8.11 / M2 GFA			315		496		811
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	80.86	2,102	80.86	2,102
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.60	170	0.60	170

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	20.76	851	13.68	561	34.44	1,412
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.30	287	6.07	528	9.37	815
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	20.00	40	198.00	396	218.00	436
2.60 Parging to concrete walls	19	m2	8.55	162	2.71	51	11.26	214
SUBTOTAL/CONCRETE	51.50	/M2 GFA		1,341		3,809		5,150
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.33	54	0.33	54	0.66	108
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	3.60	148	3.67	150	7.27	298
SUBTOTAL/DAMPROOFING	4.06	/M2 GFA		202		205		406
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	5.62	658	13.00	1,521	18.62	2,179

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	4.68	117	7.96	199	12.64	316
4.30 Prefinished aluminum fascia	41	m	0.75	31	1.93	79	2.68	110
SUBTOTAL/SIDING	26.04	/M2 GFA		805		1,799		2,604
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.20	308	3.66	512	5.86	820
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.42	50	4.08	143	5.50	193
SUBTOTAL/ROOFING	10.13	/M2 GFA		358		655		1,013
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	390.50	3,124	390.50	3,124

SINGLE DETACHED DWELLING RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	501.00	1,002	501.00	1,002
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	5.74	2,187	5.74	2,187
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	15.07	1,507	0.00	0	15.07	1,507
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.81	33	1.16	48
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.00	18	18.00	54	24.00	72
6.70 Building paper - No. 15 asphalt felt	113	m2	0.81	92	0.28	32	1.09	123
SUBTOTAL/CARPENTRY - ROUGH	80.63	/M2 GFA		1,631		6,432		8,063
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	62.00	62	138.00	138	200.00	200

SINGLE DETACHED DWELLING RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.15	13	2.35	9	5.50	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.01	255	0.99	249	2.00	504
SUBTOTAL/CARPENTRY - FINISH	7.26	/M2 GFA		329		397		726
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	492.00	492	492.00	492
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	14.00	56	83.00	332	97.00	388
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	163.00	489	163.00	489
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	147.00	294	147.00	294

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	94.00	94	94.00	94
SUBTOTAL/WINDOWS AND GLAZING	17.57	/M2 GFA		56		1,701		1,757
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	0.98	10	0.54	5	1.52	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	20.00	40	165.00	330	185.00	370

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.00	60	39.95	240	49.95	300
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.00	40	63.00	315	71.00	355
SUBTOTAL/DOORS	10.25	/M2 GFA		140		885		1,025
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.00	28	22.43	45	36.43	73
11.30 Latch sets	5	set	7.00	35	10.19	51	17.19	86
11.40 Bathroom privacy latch sets	1	set	7.00	7	12.23	12	19.23	19
SUBTOTAL/HARDWARE	1.78	/M2 GFA		70		108		178
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	21.00	105	16.47	82	37.47	187
SUBTOTAL/CERAMIC TILING	1.87	/M2 GFA		105		82		187

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.72	769	3.87	1,730
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only	95	m2	1.08	103	1.72	163	2.80	266
13.40 Finish to ceilings - textured	84	m2	1.07	90	1.05	88	2.12	178
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.75	85	4.50	509	5.25	593
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.05	105	4.32	432	5.37	537
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.27	83	0.51	157
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.54	51	2.42	230	2.96	281
SUBTOTAL/WALLBOARD	37.43	/M2 GFA		1,469		2,274		3,743

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.25	63	10.71	129	15.96	192
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	13.39	977	16.39	1,196
SUBTOTAL/FLOORING	13.88	/M2 GFA		282		1,106		1,388
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	3.80	46	1.13	14	4.93	59
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	1.92	845	0.63	277	2.55	1,122
15.30 Two coats urethane varnish on doors and frames	6	No	18.50	111	5.50	33	24.00	144
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.80	84	0.19	20	0.99	104
SUBTOTAL/PAINTING	14.29	/M2 GFA		1,085		344		1,429

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.20	35	4.87	54	8.07	89
16.20 Vanity and cabinets	10	m	30.00	300	196.00	1,960	226.00	2,260
SUBTOTAL/FITTINGS	23.49	/M2 GFA		335		2,014		2,349
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	4.50	18	8.00	32	12.50	50
17.20 Medicine cabinet	1	No	9.00	9	34.00	34	43.00	43
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	22.00	22	27.00	27
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.71	/M2 GFA		52		119		171
18:APPLIANCES								
18.10 Range hood	1	No	14.00	14	88.00	88	102.00	102
SUBTOTAL/APPLIANCES	1.02	/M2 GFA		14		88		102

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1 house	675.00	675	1,600.00	1,600	2,275.00	2,275	
SUBTOTAL/PLUMBING	22.75	/M2 GFA		675		1,600		2,275
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1 house	400.00	400	1,200.00	1,200	1,600.00	1,600	
SUBTOTAL/HEATING	16.00	/M2 GFA		400		1,200		1,600

SINGLE DETACHED DWELLING — RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	650.00	650	850.00	850	1,500.00	1,500
SUBTOTAL/ELECTRICAL	18.00	/M2 GFA		650		1,150		1,800
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ RED DEER	$398.29	/M2 GFA		$10,347		$29,482		$39,829

DETAILED COST ESTIMATES FOR FORT McMURRAY

SINGLE DETACHED DWELLING

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.58	167	1.00	288	1.58	455
1.20 Backfill to basement walls, footings and bases	96	m3	1.06	102	1.70	163	2.76	265
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	18.00	288	21.00	336
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.86	83	0.26	25	1.12	108
SUBTOTAL/EXCAVATION	11.64 / M2 GFA			399		764		1,164
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	125.50	3,263	125.50	3,263
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.63	179	0.63	179

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.50	923	14.04	576	36.54	1,498
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.38	294	9.43	820	12.81	1,114
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	23.00	46	212.00	424	235.00	470
2.60 Parging to concrete walls	19	m2	8.75	166	4.15	79	12.90	245
SUBTOTAL/CONCRETE	67.70	/M2 GFA		1,429		5,341		6,770
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.35	57	0.35	57	0.70	115
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	6.66	273	4.08	167	10.74	440
SUBTOTAL/DAMPROOFING	5.55	/M2 GFA		330		225		555
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	6.46	756	14.47	1,693	20.93	2,449

SINGLE DETACHED DWELLING

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	5.94	149	9.34	234	15.28	382
4.30 Prefinished aluminum fascia	41	m	1.11	46	2.45	100	3.56	146
SUBTOTAL/SIDING	29.77	/M2 GFA		950		2,027		2,977
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	1.85	259	4.34	608	6.19	867
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.70	60	4.31	151	6.01	210
SUBTOTAL/ROOFING	10.77	/M2 GFA		319		758		1,077
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	425.70	3,406	425.70	3,406

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	546.00	1,092	546.00	1,092
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	6.67	2,541	6.67	2,541
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	24.22	2,422	0.00	0	24.22	2,422
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.38	16	0.86	35	1.24	51
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	7.00	21	21.00	63	28.00	84
6.70 Building paper - No. 15 asphalt felt	113	m2	0.88	99	0.30	34	1.18	133
SUBTOTAL/CARPENTRY - ROUGH	97.29	/M2 GFA		2,558		7,171		9,729
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	84.00	84	173.00	173	257.00	257

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.25	13	2.55	10	5.80	23
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.20	302	1.03	260	2.23	562
SUBTOTAL/CARPENTRY - FINISH	8.42	/M2 GFA		399		443		842
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	523.00	523	523.00	523
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	16.00	64	85.00	340	101.00	404
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	167.00	501	167.00	501
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	152.00	304	152.00	304

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	96.00	96	96.00	96
SUBTOTAL/WINDOWS AND GLAZING	18.28	/M2 GFA		64		1,764		1,828
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.19	26	0.11	15	0.30	41
9.20 Caulk - interior (ceramic tile)	10	m	1.05	11	0.57	6	1.62	16
SUBTOTAL/SEALANTS	0.57	/M2 GFA		37		21		57
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	25.00	50	193.00	386	218.00	436

SINGLE DETACHED DWELLING

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	12.00	72	39.95	240	51.95	312
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	9.50	48	71.00	355	80.50	403
SUBTOTAL/DOORS	11.50	/M2 GFA		170		981		1,150
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	16.00	32	24.47	49	40.47	81
11.30 Latch sets	5	set	8.00	40	10.19	51	18.19	91
11.40 Bathroom privacy latch sets	1	set	8.00	8	12.23	12	20.23	20
SUBTOTAL/HARDWARE	1.92	/M2 GFA		80		112		192
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	26.00	130	17.97	90	43.97	220
SUBTOTAL/CERAMIC TILING	2.20	/M2 GFA		130		90		220

SINGLE DETACHED DWELLING

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	3.23	1,444	2.05	916	5.28	2,360
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only	95	m2	1.62	154	2.05	195	3.67	349
13.40 Finish to ceilings - textured	84	m2	1.83	154	1.28	108	3.11	261
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.79	89	4.76	538	5.55	627
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.29	129	6.91	691	8.20	820
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.30	92	0.27	83	0.57	176
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.67	64	2.57	244	3.24	308
SUBTOTAL/WALLBOARD	49.01	/M2 GFA		2,126		2,775		4,901

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	6.00	72	11.22	135	17.22	207
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.50	256	14.99	1,094	18.49	1,350
SUBTOTAL/FLOORING	15.56	/M2 GFA		328		1,229		1,556
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	5.00	60	1.20	14	6.20	74
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.20	968	0.65	286	2.85	1,254
15.30 Two coats urethane varnish on doors and frames	6	No	26.00	156	5.80	35	31.80	191
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.90	95	0.22	23	1.12	118
SUBTOTAL/PAINTING	16.37	/M2 GFA		1,279		358		1,637

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.26	36	5.44	60	8.70	96
16.20 Vanity and cabinets	10	m	37.00	370	223.00	2,230	260.00	2,600
SUBTOTAL/FITTINGS	26.96	/M2 GFA		406		2,290		2,696
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.50	22	8.50	34	14.00	56
17.20 Medicine cabinet	1	No	11.00	11	40.00	40	51.00	51
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	6.00	6	24.00	24	30.00	30
17.50 Coat rods, chrome, 18 mm dia.	5	No	4.00	20	6.00	30	10.00	50
SUBTOTAL/SPECIALTIES	2.00	/M2 GFA		65		135		200
18:APPLIANCES								
18.10 Range hood	1	No	18.00	18	105.00	105	123.00	123
SUBTOTAL/APPLIANCES	1.23	/M2 GFA		18		105		123

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	900.00	900	1,800.00	1,800	2,700.00	2,700
SUBTOTAL/PLUMBING	27.00	/M2 GFA		900		1,800		2,700
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	550.00	550	1,600.00	1,600	2,150.00	2,150
SUBTOTAL/HEATING	21.50	/M2 GFA		550		1,600		2,150

SINGLE DETACHED DWELLING — FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	925.00	925	1,025.00	1,025	1,950.00	1,950
SUBTOTAL/ELECTRICAL	22.50	/M2 GFA		925		1,325		2,250
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ FORT McMURRAY	$477.73	/M2 GFA		$13,460		$34,313		$47,773

DETAILED COST ESTIMATES FOR GRANDE PRAIRIE

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.57	164	0.99	285	1.56	449
1.20 Backfill to basement walls, footings and bases	96	m3	0.82	79	0.94	90	1.76	169
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	11.50	184	14.50	232
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.84	81	0.24	23	1.08	104
SUBTOTAL/EXCAVATION	9.54 / M2 GFA			372		582		954
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	120.60	3,136	120.60	3,136
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.63	179	0.63	179

SINGLE DETACHED DWELLING | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	21.23	870	14.03	575	35.26	1,446
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.34	291	9.06	788	12.40	1,079
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	22.00	44	205.00	410	227.00	454
2.60 Parging to concrete walls	19	m2	8.65	164	3.95	75	12.60	239
SUBTOTAL/CONCRETE	65.32	/M2 GFA		1,369		5,163		6,532
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.35	57	0.35	57	0.70	115
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	6.00	246	4.08	167	10.08	413
SUBTOTAL/DAMPROOFING	5.28	/M2 GFA		303		225		528
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	5.80	679	13.36	1,563	19.16	2,242

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	5.34	134	9.34	234	14.68	367
4.30 Prefinished aluminum fascia	41	m	1.03	42	2.45	100	3.48	143
SUBTOTAL/SIDING	27.51	/M2 GFA		854		1,897		2,751
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	1.90	266	4.34	608	6.24	874
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.60	56	4.21	147	5.81	203
SUBTOTAL/ROOFING	10.77	/M2 GFA		322		755		1,077
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	390.50	3,124	390.50	3,124

SINGLE DETACHED DWELLING — GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	501.00	1,002	501.00	1,002
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	6.06	2,309	6.06	2,309
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	21.85	2,185	0.00	0	21.85	2,185
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.37	15	0.80	33	1.17	48
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	7.00	21	21.00	63	28.00	84
6.70 Building paper - No. 15 asphalt felt	113	m2	0.87	98	0.30	34	1.17	132
SUBTOTAL/CARPENTRY - ROUGH	88.84	/M2 GFA		2,319		6,565		8,884
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	74.00	74	172.00	172	246.00	246

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.49	10	5.69	23
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.17	295	1.02	257	2.19	552
SUBTOTAL/CARPENTRY - FINISH	8.21	/M2 GFA		382		439		821
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	517.00	517	517.00	517
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	16.00	64	85.00	340	101.00	404
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	167.00	501	167.00	501
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	152.00	304	152.00	304

SINGLE DETACHED DWELLING GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	96.00	96	96.00	96
SUBTOTAL/WINDOWS AND GLAZING	18.22	/M2 GFA		64		1,758		1,822
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.19	26	0.11	15	0.30	41
9.20 Caulk - interior (ceramic tile)	10	m	1.04	10	0.56	6	1.60	16
SUBTOTAL/SEALANTS	0.57	/M2 GFA		36		21		57
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	25.00	50	193.00	386	218.00	436

SINGLE DETACHED DWELLING GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	11.50	69	39.95	240	51.45	309
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	9.25	46	71.00	355	80.25	401
SUBTOTAL/DOORS	11.46	/M2 GFA		165		981		1,146
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	16.00	32	24.47	49	40.47	81
11.30 Latch sets	5	set	8.00	40	10.19	51	18.19	91
11.40 Bathroom privacy latch sets	1	set	8.00	8	12.23	12	20.23	20
SUBTOTAL/HARDWARE	1.92	/M2 GFA		80		112		192
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	25.00	125	17.97	90	42.97	215
SUBTOTAL/CERAMIC TILING	2.15	/M2 GFA		125		90		215

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.40	1,073	2.05	916	4.45	1,989
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only	95	m2	1.20	114	2.05	195	3.25	309
13.40 Finish to ceilings - textured	84	m2	1.17	98	1.13	95	2.30	193
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.78	88	4.37	494	5.15	582
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.15	115	5.90	590	7.05	705
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.30	92	0.27	83	0.57	176
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.64	61	2.36	224	3.00	285
SUBTOTAL/WALLBOARD	42.39	/M2 GFA		1,641		2,597		4,239

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.75	69	10.97	132	16.72	201
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.25	237	14.73	1,075	17.98	1,313
SUBTOTAL/FLOORING	15.13	/M2 GFA		306		1,207		1,513
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.75	57	1.15	14	5.90	71
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.00	880	0.65	286	2.65	1,166
15.30 Two coats urethane varnish on doors and frames	6	No	25.00	150	5.70	34	30.70	184
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.89	93	0.22	23	1.11	117
SUBTOTAL/PAINTING	15.38	/M2 GFA		1,180		357		1,538

SINGLE DETACHED DWELLING | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.26	36	5.27	58	8.53	94
16.20 Vanity and cabinets	10	m	33.00	330	212.00	2,120	245.00	2,450
SUBTOTAL/FITTINGS	25.44	/M2 GFA		366		2,178		2,544
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.50	22	8.50	34	14.00	56
17.20 Medicine cabinet	1	No	11.00	11	40.00	40	51.00	51
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	6.00	6	24.00	24	30.00	30
17.50 Coat rods, chrome, 18 mm dia.	5	No	4.00	20	6.00	30	10.00	50
SUBTOTAL/SPECIALTIES	2.00	/M2 GFA		65		135		200
18:APPLIANCES								
18.10 Range hood	1	No	17.00	17	105.00	105	122.00	122
SUBTOTAL/APPLIANCES	1.22	/M2 GFA		17		105		122

SINGLE DETACHED DWELLING | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	938.00	938	1,800.00	1,800	2,738.00	2,738
SUBTOTAL/PLUMBING	27.38	/M2 GFA		938		1,800		2,738
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	500.00	500	1,525.00	1,525	2,025.00	2,025
SUBTOTAL/HEATING	20.25	/M2 GFA		500		1,525		2,025

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	750.00	750	1000.00	1,000	1,750.00	1,750
SUBTOTAL/ELECTRICAL	20.50	/M2 GFA		750		1,300		2,050
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ GRANDE PRAIRIE	$449.48	/M2 GFA		$12,156		$32,791		$44,948

DETAILED COST ESTIMATES FOR HINTON

SINGLE DETACHED DWELLING — HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.47	135	0.95	274	1.42	409
1.20 Backfill to basement walls, footings and bases	96	m3	0.92	88	1.42	136	2.34	225
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.30	53	6.50	104	9.80	157
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.82	79	0.23	22	1.05	101
SUBTOTAL/EXCAVATION	8.91 / M2 GFA			355		536		891
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	103.00	2,678	103.00	2,678
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.61	173	0.61	173

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	29.40	1,205	19.80	812	49.20	2,017
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.45	300	7.74	673	11.19	974
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	22.00	44	204.00	408	226.00	452
2.60 Parging to concrete walls	19	m2	8.95	170	3.42	65	12.37	235
SUBTOTAL/CONCRETE	65.29	/M2 GFA		1,720		4,809		6,529
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.28	46	0.28	46	0.56	92
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	4.40	180	3.88	159	8.28	339
SUBTOTAL/DAMPROOFING	4.31	/M2 GFA		226		205		431
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	7.00	819	10.76	1,259	17.76	2,078

SINGLE DETACHED DWELLING HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.82	96	9.80	245	13.62	341
4.30 Prefinished aluminum fascia	41	m	0.81	33	1.93	79	2.74	112
SUBTOTAL/SIDING	25.31	/M2 GFA		948		1,583		2,531
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	1.68	235	4.04	566	5.72	801
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.65	58	4.26	149	5.91	207
SUBTOTAL/ROOFING	10.08	/M2 GFA		293		715		1,008
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	372.90	2,983	372.90	2,983

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	487.00	974	487.00	974
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	5.58	2,126	5.58	2,126
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	21.53	2,153	0.00	0	21.53	2,153
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.82	34	1.17	48
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	20.00	60	26.50	80
6.70 Building paper - No. 15 asphalt felt	113	m2	0.85	96	0.30	34	1.15	130
SUBTOTAL/CARPENTRY - ROUGH	84.94	/M2 GFA		2,283		6,211		8,494
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	69.00	69	145.00	145	214.00	214

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.24	13	2.45	10	5.69	23
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.00	252	1.01	255	2.01	507
SUBTOTAL/CARPENTRY - FINISH	7.43	/M2 GFA		334		409		743
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	499.00	499	499.00	499
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.50	62	83.00	332	98.50	394
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	163.00	489	163.00	489
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	148.00	296	148.00	296

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	94.00	94	94.00	94
SUBTOTAL/WINDOWS AND GLAZING	17.72	/M2 GFA		62		1,710		1,772
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.18	25	0.11	15	0.29	40
9.20 Caulk - interior (ceramic tile)	10	m	1.02	10	0.55	6	1.57	16
SUBTOTAL/SEALANTS	0.55	/M2 GFA		35		21		55
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	23.00	46	191.00	382	214.00	428

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	11.00	66	40.95	246	51.95	312
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	9.00	45	71.00	355	80.00	400
SUBTOTAL/DOORS	11.40	/M2 GFA		157		983		1,140
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	15.00	30	23.45	47	38.45	77
11.30 Latch sets	5	set	7.35	37	10.19	51	17.54	88
11.40 Bathroom privacy latch sets	1	set	7.35	7	12.23	12	19.58	20
SUBTOTAL/HARDWARE	1.84	/M2 GFA		74		110		184
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	24.00	120	17.23	86	41.23	206
SUBTOTAL/CERAMIC TILING	2.06	/M2 GFA		120		86		206

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard), on walls,ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.80	1,252	2.15	961	4.95	2,213
13.20 Gypsum wallboard (13mm standard), to full height of basement wall, boarded only	95	m2	1.40	133	2.15	204	3.55	337
13.40 Finish to ceilings - textured	84	m2	1.17	98	1.13	95	2.30	193
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.76	86	4.37	494	5.13	580
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.09	109	5.19	519	6.28	628
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.25	77	0.20	62	0.45	139
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.59	56	2.36	224	2.95	280
SUBTOTAL/WALLBOARD	43.70	/M2 GFA		1,811		2,559		4,370

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.50	66	10.71	129	16.21	195
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.25	237	14.19	1,036	17.44	1,273
SUBTOTAL/FLOORING	14.68	/M2 GFA		303		1,164		1,468
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.50	54	1.13	14	5.63	68
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.65	286	2.81	1,236
15.30 Two coats urethane varnish on doors and frames	6	No	25.00	150	5.60	34	30.60	184
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.87	91	0.21	22	1.08	113
SUBTOTAL/PAINTING	16.01	/M2 GFA		1,246		355		1,601

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.24	36	5.15	57	8.39	92
16.20 Vanity and cabinets	10	m	32.00	320	197.00	1,970	229.00	2,290
SUBTOTAL/FITTINGS	23.82	/M2 GFA		356		2,027		2,382
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.00	20	8.00	32	13.00	52
17.20 Medicine cabinet	1	No	10.00	10	36.00	36	46.00	46
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.79	/M2 GFA		56		123		179
18:APPLIANCES								
18.10 Range hood	1	No	16.00	16	93.00	93	109.00	109
SUBTOTAL/APPLIANCES	1.09	/M2 GFA		16		93		109

SINGLE DETACHED DWELLING | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	800.00	800	1,683.00	1,683	2,483.00	2,483
SUBTOTAL/PLUMBING	24.83	/M2 GFA		800		1,683		2,483
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	525.00	525	1,500.00	1,500	2,025.00	2,025
SUBTOTAL/HEATING	20.25	/M2 GFA		525		1,500		2,025

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	1,000.00	1,000	975.00	975	1,975.00	1,975
SUBTOTAL/ELECTRICAL	22.75	/M2 GFA		1,000		1,275		2,275
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ HINTON	$438.76	/M2 GFA		$12,719		$31,157		$43,876

DETAILED COST ESTIMATES FOR LETHBRIDGE

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.40	115	1.40	403	1.80	518
1.20 Backfill to basement walls, footings and bases	96	m3	0.75	72	1.50	144	2.25	216
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	12.00	192	15.00	240
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.81	78	0.22	21	1.03	99
SUBTOTAL/EXCAVATION	10.73 / M2 GFA			313		760		1,073
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	70.00	1,820	70.00	1,820
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.61	173	0.61	173

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	21.00	861	10.75	441	31.75	1,302
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.15	274	5.26	458	8.41	732
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	21.00	42	202.00	404	223.00	446
2.60 Parging to concrete walls	19	m2	8.15	155	2.48	47	10.63	202
SUBTOTAL/CONCRETE	46.75	/M2 GFA		1,332		3,343		4,675
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.31	51	0.28	46	0.59	97
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	4.40	180	3.88	159	8.28	339
SUBTOTAL/DAMPROOFING	4.36	/M2 GFA		231		205		436
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.50	527	13.50	1,580	18.00	2,106

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	4.14	104	8.64	216	12.78	320
4.30 Prefinished aluminum fascia	41	m	1.34	55	2.45	100	3.79	155
SUBTOTAL/SIDING	25.81	/M2 GFA		685		1,896		2,581
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.18	305	3.99	559	6.17	864
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.53	54	4.21	147	5.74	201
SUBTOTAL/ROOFING	10.65	/M2 GFA		359		706		1,065
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	390.50	3,124	390.50	3,124

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	501.00	1,002	501.00	1,002
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	5.57	2,122	5.57	2,122
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	20.45	2,045	0.00	0	20.45	2,045
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.86	35	1.21	50
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	19.00	57	25.50	77
6.70 Building paper - No. 15 asphalt felt	113	m2	0.84	95	0.29	33	1.13	128
SUBTOTAL/CARPENTRY - ROUGH	85.47	/M2 GFA		2,174		6,373		8,547
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	67.00	67	156.00	156	223.00	223

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.42	10	5.62	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.00	252	1.01	255	2.01	507
SUBTOTAL/CARPENTRY - FINISH	7.52	/M2 GFA		332		420		752
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	499.00	499	499.00	499
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.00	60	83.00	332	98.00	392
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	163.00	489	163.00	489
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	148.00	296	148.00	296

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	94.00	94	94.00	94
SUBTOTAL/WINDOWS AND GLAZING	17.7	/M2 GFA		60		1,710		1,770
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	1.00	10	0.54	5	1.54	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	24.00	48	174.00	348	198.00	396

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.50	63	40.00	240	50.50	303
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.25	41	64.00	320	72.25	361
SUBTOTAL/DOORS	10.60	/M2 GFA		152		908		1,060
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.50	29	22.43	45	36.93	74
11.30 Latch sets	5	set	7.35	37	10.19	51	17.54	88
11.40 Bathroom privacy latch sets	1	set	7.35	7	12.23	12	19.58	20
SUBTOTAL/HARDWARE	1.81	/M2 GFA		73		108		181
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	19.60	98	22.44	112	42.04	210
SUBTOTAL/CERAMIC TILING	2.10	/M2 GFA		98		112		210

SINGLE DETACHED DWELLING — LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard), on walls,ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.82	814	3.97	1,775
13.20 Gypsum wallboard (13mm standard), to full height of basement wall, boarded only	95	m2	1.08	103	1.82	173	2.90	276
13.40 Finish to ceilings - textured	84	m2	1.13	95	1.01	85	2.14	180
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.77	87	4.75	537	5.52	624
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.04	104	4.93	493	5.97	597
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.27	83	0.51	157
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.55	52	2.56	243	3.11	295
SUBTOTAL/WALLBOARD	39.03	/M2 GFA		1,476		2,427		3,903

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.50	66	10.71	129	16.21	195
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	13.39	977	16.39	1,196
SUBTOTAL/FLOORING	13.91	/M2 GFA		285		1,106		1,391
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.00	48	1.10	13	5.10	61
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.65	286	2.81	1,236
15.30 Two coats urethane varnish on doors and frames	6	No	24.00	144	5.55	33	29.55	177
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.85	89	0.20	21	1.05	110
SUBTOTAL/PAINTING	15.85	/M2 GFA		1,232		354		1,585

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.32	37	5.06	56	8.38	92
16.20 Vanity and cabinets	10	m	31.00	310	212.00	2,120	243.00	2,430
SUBTOTAL/FITTINGS	25.22	/M2 GFA		347		2,176		2,522
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.00	20	7.50	30	12.50	50
17.20 Medicine cabinet	1	No	10.00	10	35.00	35	45.00	45
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.74	/M2 GFA		55		119		174
18:APPLIANCES								
18.10 Range hood	1	No	15.00	15	92.00	92	107.00	107
SUBTOTAL/APPLIANCES	1.07	/M2 GFA		15		92		107

SINGLE DETACHED DWELLING | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	600.00	600	1,600.00	1,600	2,200.00	2,200
SUBTOTAL/PLUMBING	22.00	/M2 GFA		600		1,600		2,200
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	366.00	366	1,050.00	1,050	1,416.00	1,416
SUBTOTAL/HEATING	14.16	/M2 GFA		366		1,050		1,416

SINGLE DETACHED DWELLING — LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	846.00	846	919.00	919	1,765.00	1,765
SUBTOTAL/ELECTRICAL	20.65	/M2 GFA		846		1,219		2,065
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ LETHBRIDGE	$407.66	/M2 GFA		$11,063		$29,703		$40,766

DETAILED COST ESTIMATES FOR MEDICINE HAT

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.55	158	0.93	268	1.48	426
1.20 Backfill to basement walls, footings and bases	96	m3	0.65	62	0.90	86	1.55	149
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	9.00	144	12.00	192
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.81	78	0.22	21	1.03	99
SUBTOTAL/EXCAVATION	8.66 / M2 GFA			347		519		866
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	89.67	2,331	89.67	2,331
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.63	179	0.63	179

SINGLE DETACHED DWELLING MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.00	902	13.20	541	35.20	1,443
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.30	287	6.74	586	10.04	873
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	21.00	42	202.00	404	223.00	446
2.60 Parging to concrete walls	19	m2	8.55	162	2.70	51	11.25	214
SUBTOTAL/CONCRETE	54.87	/M2 GFA		1,394		4,093		5,487
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.31	51	0.28	46	0.59	97
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	3.25	133	3.98	163	7.23	296
SUBTOTAL/DAMPROOFING	3.93	/M2 GFA		184		209		393
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.22	494	10.55	1,234	14.77	1,728

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.88	97	12.22	306	16.10	403
4.30 Prefinished aluminum fascia	41	m	1.32	54	2.45	100	3.77	155
SUBTOTAL/SIDING	22.85	/M2 GFA		645		1,640		2,285
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.36	330	3.99	559	6.35	889
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.53	54	4.21	147	5.74	201
SUBTOTAL/ROOFING	10.90	/M2 GFA		384		706		1,090
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	375.10	3,001	375.10	3,001

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	481.00	962	481.00	962
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 381 m2	381	m2	0.00	0	5.77	2,198	5.77	2,198
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	14.85	1,485	0.00	0	14.85	1,485
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.86	35	1.21	50
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	19.00	57	25.50	77
6.70 Building paper - No. 15 asphalt felt	113	m2	0.84	95	0.29	33	1.13	128
SUBTOTAL/CARPENTRY - ROUGH	79.00	/M2 GFA		1,614		6,286		7,900
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	71.00	71	147.00	147	218.00	218

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.42	10	5.62	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.00	252	1.01	255	2.01	507
SUBTOTAL/CARPENTRY - FINISH	7.47	/M2 GFA		336		411		747
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	499.00	499	499.00	499
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.00	60	83.00	332	98.00	392
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	163.00	489	163.00	489
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	148.00	296	148.00	296

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	94.00	94	94.00	94
SUBTOTAL/WINDOWS AND GLAZING	17.7	/M2 GFA		60		1,710		1,770
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	1.00	10	0.54	5	1.54	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	22.00	44	169.00	338	191.00	382

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.50	63	36.88	221	47.38	284
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.25	41	64.00	320	72.25	361
SUBTOTAL/DOORS	10.28	/M2 GFA		148		879		1,028
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.50	29	22.43	45	36.93	74
11.30 Latch sets	5	set	7.35	37	10.19	51	17.54	88
11.40 Bathroom privacy latch sets	1	set	7.35	7	12.23	12	19.58	20
SUBTOTAL/HARDWARE	1.81	/M2 GFA		73		108		181
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	20.60	103	22.44	112	43.04	215
SUBTOTAL/CERAMIC TILING	2.15	/M2 GFA		103		112		215

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard), on walls,ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.92	858	4.07	1,819
13.20 Gypsum wallboard (13mm standard), to full height of basement wall, boarded only	95	m2	1.08	103	1.92	182	3.00	285
13.40 Finish to ceilings - textured	84	m2	1.21	102	1.08	91	2.29	192
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.77	87	4.75	537	5.52	624
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.06	106	4.85	485	5.91	591
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.23	71	0.47	145
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.58	55	2.56	243	3.14	298
SUBTOTAL/WALLBOARD	39.54	/M2 GFA		1,487		2,467		3,954

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.50	66	10.71	129	16.21	195
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	13.39	977	16.39	1,196
SUBTOTAL/FLOORING	13.91	/M2 GFA		285		1,106		1,391
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.10	49	1.15	14	5.25	63
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.65	286	2.81	1,236
15.30 Two coats urethane varnish on doors and frames	6	No	23.50	141	5.55	33	29.05	174
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.85	89	0.20	21	1.05	110
SUBTOTAL/PAINTING	15.84	/M2 GFA		1,230		354		1,584

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.44	38	5.06	56	8.50	94
16.20 Vanity and cabinets	10	m	31.00	310	212.00	2,120	243.00	2,430
SUBTOTAL/FITTINGS	25.24	/M2 GFA		348		2,176		2,524
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.00	20	7.50	30	12.50	50
17.20 Medicine cabinet	1	No	10.00	10	35.00	35	45.00	45
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.74	/M2 GFA		55		119		174
18:APPLIANCES								
18.10 Range hood	1	No	15.00	15	91.00	91	106.00	106
SUBTOTAL/APPLIANCES	1.06	/M2 GFA		15		91		106

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	650.00	650	1,650.00	1,650	2,300.00	2,300
SUBTOTAL/PLUMBING	23.00	/M2 GFA		650		1,650		2,300
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	450.00	450	1,250.00	1,250	1,700.00	1,700
SUBTOTAL/HEATING	17.00	/M2 GFA		450		1,250		1,700

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	900.00	900	1000.00	1,000	1,900.00	1,900
SUBTOTAL/ELECTRICAL	22.00	/M2 GFA		900		1,300		2,200
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ MEDICINE HAT	$409.47	/M2 GFA		$10,740		$30,207		$40,947

DETAILED COST ESTIMATES FOR LLOYDMINSTER

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.42	121	1.50	432	1.92	553
1.20 Backfill to basement walls, footings and bases	96	m3	0.77	74	1.65	158	2.42	232
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	10.00	160	13.00	208
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.82	79	0.23	22	1.05	101
SUBTOTAL/EXCAVATION	10.94 / M2 GFA			322		772		1,094
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	95.75	2,490	95.75	2,490
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.61	173	0.61	173

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	17.62	722	13.97	573	31.59	1,295
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.30	287	7.19	626	10.49	913
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	21.00	42	204.00	408	225.00	450
2.60 Parging to concrete walls	19	m2	8.55	162	3.39	64	11.94	227
SUBTOTAL/CONCRETE	55.47	/M2 GFA		1,214		4,333		5,547
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	164	m2	0.28	46	0.28	46	0.56	92
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	3.25	133	4.34	178	7.59	311
SUBTOTAL/DAMPROOFING	4.03	/M2 GFA		179		224		403
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	5.60	655	13.50	1,580	19.10	2,235

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	5.15	129	10.84	271	15.99	400
4.30 Prefinished aluminum fascia	41	m	0.93	38	2.44	100	3.37	138
SUBTOTAL/SIDING	27.73	/M2 GFA		822		1,951		2,773
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	1.61	225	3.99	559	5.60	784
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.47	51	4.26	149	5.73	201
SUBTOTAL/ROOFING	9.85	/M2 GFA		277		708		985
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate, interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	375.10	3,001	375.10	3,001

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	481.00	962	481.00	962
6.30 Material only - Plywood sheathing	381	m2	0.00	0	6.05	2,305	6.05	2,305
8 mm subfloor underlay 12 m2								
16 mm subfloor 100 m2								
8 mm wall sheathing, ext. grade 113 m2								
12 mm roof sheathing, ext. grade 156 m2								
TOTAL 381 m2								
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	16.47	1,647	0.00	0	16.47	1,647
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.36	15	0.86	35	1.22	50
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	20.00	60	26.50	80
6.70 Building paper - No. 15 asphalt felt	113	m2	0.85	96	0.30	34	1.15	130
SUBTOTAL/CARPENTRY - ROUGH	81.74	/M2 GFA		1,777		6,397		8,174
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers	1	No	73.00	73	171.00	171	244.00	244
38 x 235 mm stringers - 8 m								
38 x 235 mm treads - 13 m								
6.4 mm fir plywood in risers - 14 m								

SINGLE DETACHED DWELLING | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.46	10	5.66	23
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.02	257	1.02	257	2.04	514
SUBTOTAL/CARPENTRY - FINISH	7.81	/M2 GFA		343		438		781
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	507.00	507	507.00	507
8.20 Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.50	62	84.00	336	99.50	398
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	165.00	495	165.00	495
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	149.00	298	149.00	298

SINGLE DETACHED DWELLING LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	95.00	95	95.00	95
SUBTOTAL/WINDOWS AND GLAZING	17.93	/M2 GFA		62		1,731		1,793
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.18	25	0.11	15	0.29	40
9.20 Caulk - interior (ceramic tile)	10	m	1.03	10	0.55	6	1.58	16
SUBTOTAL/SEALANTS	0.56	/M2 GFA		35		21		56
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	24.00	48	190.00	380	214.00	428

SINGLE DETACHED DWELLING | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	11.00	66	39.99	240	50.99	306
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.75	44	70.00	350	78.75	394
SUBTOTAL/DOORS	11.28	/M2 GFA		158		970		1,128
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	15.25	31	23.45	47	38.70	77
11.30 Latch sets	5	set	7.73	39	10.19	51	17.92	90
11.40 Bathroom privacy latch sets	1	set	7.73	8	12.23	12	19.96	20
SUBTOTAL/HARDWARE	1.87	/M2 GFA		77		110		187
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	29.00	145	23.46	117	52.46	262
SUBTOTAL/CERAMIC TILING	2.62	/M2 GFA		145		117		262

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard (13mm standard), on walls,ceiling and around stair openings, including corner bead,taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	3.25	1,453	1.92	858	5.17	2,311
13.20 Gypsum wallboard (13mm standard), to full height of basement wall, boarded only	95	m2	1.63	155	1.92	182	3.55	337
13.40 Finish to ceilings - textured	84	m2	1.32	111	1.13	95	2.45	206
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.77	87	5.29	598	6.06	685
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.08	108	7.07	707	8.15	815
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.25	77	0.23	71	0.48	148
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.65	62	2.88	274	3.53	335
SUBTOTAL/WALLBOARD	48.37	/M2 GFA		2,052		2,785		4,837

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.75	69	10.97	132	16.72	201
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.25	237	13.66	997	16.91	1,234
SUBTOTAL/FLOORING	14.35	/M2 GFA		306		1,129		1,435
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.15	50	1.18	14	5.33	64
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.66	290	2.82	1,241
15.30 Two coats urethane varnish on doors and frames	6	No	24.90	149	5.60	34	30.50	183
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.86	90	0.21	22	1.07	112
SUBTOTAL/PAINTING	16.00	/M2 GFA		1,240		360		1,600

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.24	36	5.15	57	8.39	92
16.20 Vanity and cabinets	10	m	33.00	330	217.00	2,170	250.00	2,500
SUBTOTAL/FITTINGS	25.92	/M2 GFA		366		2,227		2,592
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.50	22	8.00	32	13.50	54
17.20 Medicine cabinet	1	No	11.00	11	36.00	36	47.00	47
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.82	/M2 GFA		59		123		182
18:APPLIANCES								
18.10 Range hood	1	No	16.00	16	101.00	101	117.00	117
SUBTOTAL/APPLIANCES	1.17	/M2 GFA		16		101		117

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	625.00	625	1,625.00	1,625	2,250.00	2,250
SUBTOTAL/PLUMBING	22.50	/M2 GFA		625		1,625		2,250
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	600.00	600	1,550.00	1,550	2,150.00	2,150
SUBTOTAL/HEATING	21.50	/M2 GFA		600		1,550		2,150

SINGLE DETACHED DWELLING

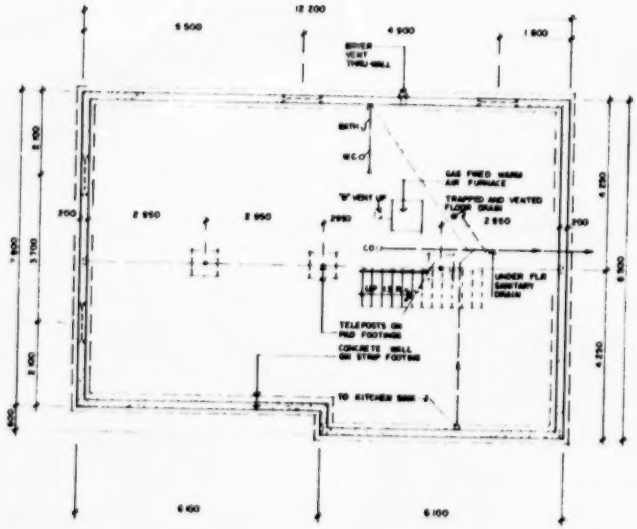
LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	950.00	950	950.00	950	1,900.00	1,900
SUBTOTAL/ELECTRICAL	22.00	/M2 GFA		950		1,250		2,200
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ LLOYDMINSTER	$435.46	/M2 GFA		$11,624		$31,921		$43,546

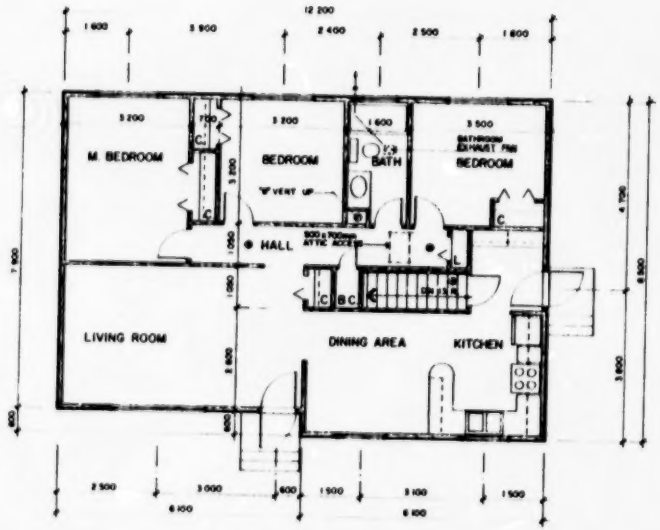
APPENDIX A

Reduced Drawings: Single-Detached Dwelling



BASEMENT / FOUNDATION PLAN

NOTE SEE BUILDING SECTIONS FOR NOTES ON CONSTRUCTION ASSEMBLIES AND SIZES



GROUND FLOOR PLAN

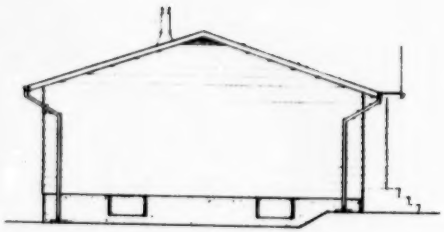
● SMOKE ALARM SHALL BE INSTALLED BY A PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT

ALBERTA HOUSE COST COMPARISON STUDY

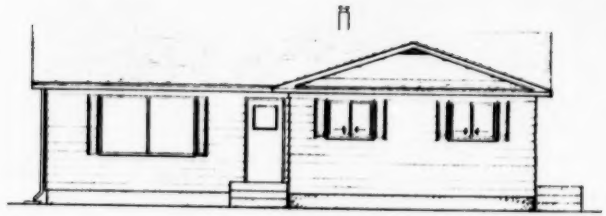
FLOOR PLANS

SCALE 1 : 50

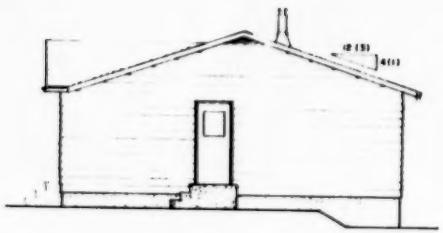
0 1 2 3 4 5 6M



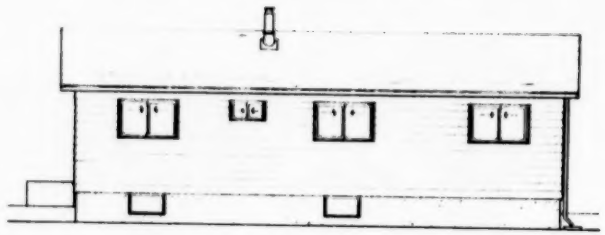
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

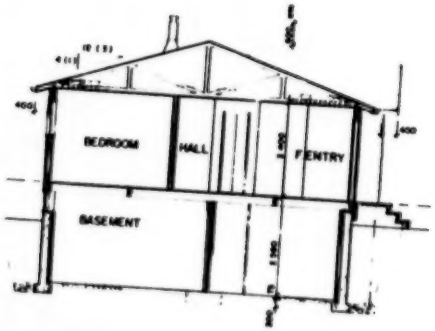


REAR ELEVATION

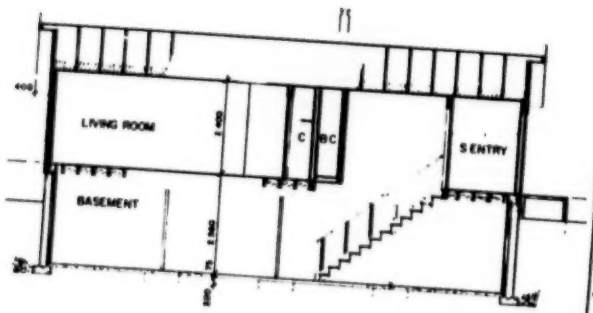
ALBERTA HOUSE COST COMPARISON STUDY

ELEVATIONS

SCALE 1 : 50



SECTION A



SECTION B

EXTERIOR WALLS

BASEMENT WALLS

FLOORS

GROUND

PAD

STAIRS

FRONT STEPS

SIDE STEPS

BASEMENT

MECHANICAL NOTES

NOTES

ALBERTA HOUSE COST COMPARISON STUDY

SECTIONS

SCALE 1:50

APPENDIX B

Changes from 1985 Alberta House Cost Comparison Study

SINGLE - DETACHED DWELLING

This appendix notes changes made in the 1986 study as a result of updating plans, non availability of materials or changes in standard materials used by majority of home builders.
This appendix also includes the cost of changes.

NO	TRADE DIV.	Item # No.	Description	Cost of Changes (Edmonton Prices)	
1	Damproofing	3.10	Increase quantity from 82 m2 to 164 m2, (interior damproofing added)	Add	$ 41.00
2	Carpentry - Rough	6.10	Built up wood beam 4Nos. in lieu of 3Nos. 38mm x 235mm	Included in 1986 price	$ 0.00
3	Carpentry - Rough	6.10	Added "interior" to stud wall description	No cost effect	$ 0.00
4	Carpentry - Rough	6.30	Decrease quantity from 469 m2 to 381 m2,(underlay quantity decreased)	Deduct	($ 294.00)
5	Windows and Glazing	8.20	Added "basement" to window description	No cost effect	$ 0.00
6	Wallboard	13.00	Rearranged description	No cost effect	$ 0.00
7	Electrical	21.20	Added "connections" in lieu of "power outlets" for TV,phone and razor	No cost effect	$ 0.00
8	Electrical	21.20	3 Nos.smoke detectors wired in, in lieu of battery operated-Difference	Add	$ 90.00
			TOTAL NET CHANGE	D E D U C T	($ 163.00)

Note: # These item numbers refer to the detailed cost estimates in the trade divisions.
See Section 4.0 in the report on the single-detached dwelling.